

THE REAL ESTATE MARKET.

BLOCK OF TWENTY-SIX FLATS SOLD FROM THE PLANS.

The Fleischmann Realty Co. Contracts to Build Them on Part of the Bathgate-Beck Estate and Turn Them Over to the Williams Realty Co. for \$1,250,000.

The practice referred to in the following letter seems to have been adopted largely because the lending institutions wish to prevent interest rates from falling below what they regard as the standard figures. Mortgage rates in New York are very much lower than they were some half a dozen years ago. The tendency is still downward. The standard rate on gilt edge realty is now 4 per cent, and mortgages are rarely recorded at less than that figure. It is an open secret, however, that a good deal of money is loaned on bond and mortgage at less than 4 per cent.

To the EDITOR OF THE SUN:—We desire to call your attention to a practice recently followed by the title companies in New York City. The practice is to omit from the title insurance policy the clause which provides for the payment of interest on the mortgage in the event of default by the mortgagor.

An examination of the records will show that the title companies are omitting this clause from the policy in the case of every mortgage. This is a very serious matter, and it is to be hoped that the title companies will be compelled to pay the interest on the mortgage in the event of default by the mortgagor.

THOMPSON-STARRETT COMPANY, 51 WALL ST., NEW YORK.

CITY REAL ESTATE.

No. 12.



This picture was taken from a photograph showing the condition of the Produce Exchange Bank Building at the corner of Beaver Street and Broadway on the fourth day of November, 1904. Since that day the work has been pushed with such rapidity that the offices were made ready to receive tenants on the first day of May, and did receive them.

Below is a picture showing the building on April 26, 1905.

The operation is simply an instance of what can be done by organization, and is a practical demonstration of the benefits of COST INSURANCE.

THOMPSON-STARRETT COMPANY, 51 WALL ST., NEW YORK.

Real Estate Mortgages

For sale to investors at all times on New York City Real Estate, in amounts to suit. Every mortgage made doubly safe by a policy of title insurance issued by this company.

CAPITAL AND SURPLUS \$9,000,000

Lawyers Title Insurance and Trust Company

37 Liberty St., Manhattan. (Title Department).

59 Liberty St., Manhattan. (Trust Department).

38 Court St., Brooklyn.

BRYAN L. KENNEDY, REAL ESTATE, 7 FINE ST.

FROM BATTERY TO 14TH ST., INCLUSIVE.

DESIRABLE RESIDENCES, Washington Sq. to 14th St., inclusive, near 4th St. \$20,000 to \$30,000. FOLSON BROTHERS, 535 BROADWAY.

pany of America has sold the lot, 25x100 ft., on the north side of Ninety-fifth street, 150 feet west of Broadway, to an adjoining lot.

117TH STREET—A. H. Levy & Co. have sold for Louis Bernhart the six-story flat at 117th street, 150 feet west of Broadway, to an adjoining lot.

117TH STREET—Taylor & Douglas have sold for Price & Wolfson the four-story brick house at No. 2507 First avenue, on 117th street, 150 feet west of Broadway, to an adjoining lot.

126TH STREET—Moses Kintler has bought from Myer Koch No. 231 East 126th street, on Myer Koch's lot, 150 feet west of Broadway, to an adjoining lot.

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CITY REAL ESTATE.

BOROUGH OF QUEENS—SALE OR RENT.

No. 12.

NEW YORK CITY

WITH THE RESTFULNESS OF THE COUNTRY

EAST ELMHURST, N. Y. CITY.

ON PICTURESQUE FLUSHING BLVD.

HALF HOUR FROM HERRICK SQUARE, 56. BY TROLLEY.

The most attractive location in New York City. Contains more improvements and will show far greater profits than anything in the market.

WE CHALLENGE COMPARISON.

The sales are enormous and without any parallel. Lots with every city improvement on easy monthly payments.

Will be worth three times present price within two years on completion of Pennsylvania Tunnel and Rockwell's Island Bridge. Colonial Cottages on installment sale as rent. Send a postal card for Circular and Views.

Private Beach and pier for lot owners.

Bankers Land & Mortgage Corp.

887 MANHATTAN AVE., BROOKLYN.

Bathing Boating Fishing

CITY REAL ESTATE.

GUARANTEED MORTGAGES.

LAWYERS MORTGAGE CO

GUARANTEES the payment of principal and interest.

PAYS the interest the day it is due.

ATTENDS to fire insurance, taxes and assessments.

THE INCREASING SALES OF GUARANTEED MORTGAGES DEMONSTRATE THE PUBLIC CONFIDENCE IN THIS COMPANY.

Capital & Surplus, - \$4,000,000

59 Liberty St.

(Chamber of Commerce).

J. ROMANE BROWN, A. P. W. KINMAN.

ESTABLISHED IN 1866.

Brokers, Agents, Appraisers.

No. 23 West 3rd Street.

NORTHEAST CORNER BROADWAY.

Telephone No. 1000 COLUMBUS.

Washington Heights Property a Specialty.

4% Money

A large amount to loan on improved properties at 4%.

A. W. McLAUGHLIN & CO.,

128 Broadway, cor. Cedar.

MORTGAGE LOANS

Low rates. Lowest charges for examining titles.

WYMAN & CO.,

22 William St., N. Y. City.

BOROUGH OF BROOKLYN—SALE OR RENT.

CHIMNEY TOPS TO CELLAR BOTTOM

ARE NOW IN THE HANDS OF IMPROVEMENTS.

7544 HALEY ST.

A large amount to loan on improved properties at 4%.

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